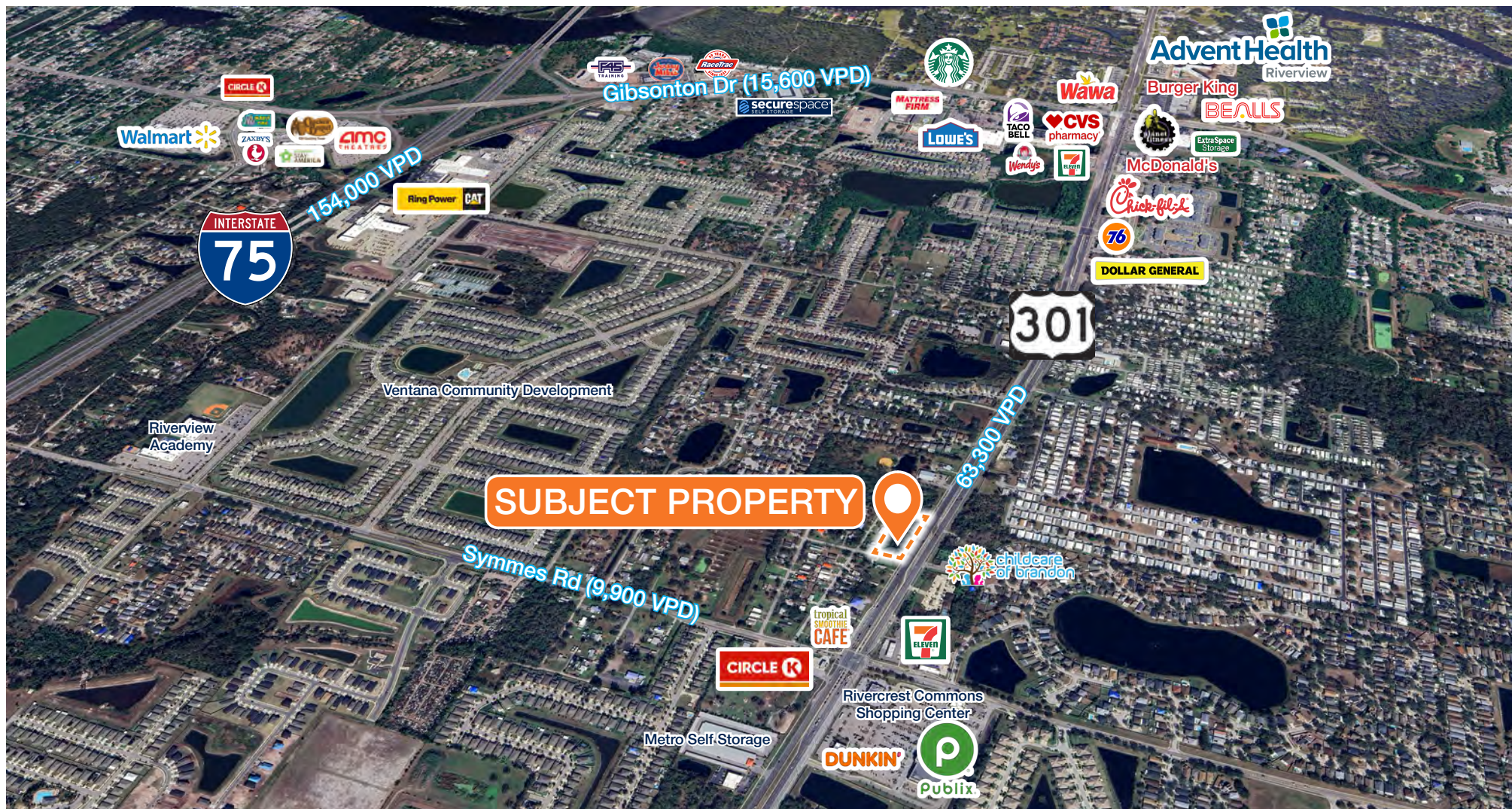




# PRIME COMMERCIAL LAND OPPORTUNITY

+/-1.36-AC LOT | STRATEGIC ZONING | HIGH VISIBILITY FRONTAGE

*US Highway 301, Riverview, FL 33578*

OFFERING MEMORANDUM



## **NON-ENDORSEMENT & DISCLAIMER NOTICE**

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Activity ID: ZAG0250248

# COMMERCIAL LAND

US-301, RIVERVIEW, FL 33578

## INVESTMENT HIGHLIGHTS

### **INVESTMENT HIGHLIGHTS:**

- High-Visibility Frontage Along US-301, a Major Commercial Corridor
- Prime Riverview Location With Excellent Accessibility | 400' of Frontage on US Highway 301 South
- Strategic Zoning Allows Flexible Commercial Development | Site Ready for Immediate Development
- Planned Development (PD) or Commercial Neighborhood (CN) Zoning Typical For This Corridor
- PD Districts Offer Maximum Flexibility Subject to Comprehensive Plan Policies
- Commercial Neighborhood (CN) Zoning Allows Up to 21,000 SF With a Wide Range of Commercial Uses Including Professional Office, Medical Office, Bank, Laundromat, Grocery, Public Service, Church and Retail Uses
- Water And Sewer Utilities Available To Site
- Right-in, Right-out, And Left-in Access Via U-Turn Lane

### **LOCATION HIGHLIGHTS:**

- Strategic Location in Growing Hillsborough County Market
- Direct Access to US-301, With High Daily Traffic Counts Exceeding 54,000 Vehicles Per Day
- Minutes From I-75 With Easy Access Into Downtown Tampa
- Close Proximity to Residential Communities and Business Centers
- 0.4 Miles From Rivercrest Commons Shopping Center, a Publix Anchored Center With Other National Tenants
- 2 Miles From New AdventHealth Riverview Hospital
- Riverview is One of Florida's Fastest-Growing Communities | The Population has Grown 81% Since 2010 and is Expected to Grow another 19% Through 2025 | Employment Has Grown 97% Since 2010
- Strong and Stable Demographics: Population Exceeds 188,000 Within 5 Miles | Average Household Incomes of \$102,000+ Within 1-Mile

# COMMERCIAL LAND

US-301, RIVERVIEW, FL 33578

## OFFERING SUMMARY

LIST PRICE  
**\$1,400,000**

PRICE/ACRE  
**\$1,029,412**

| PROPERTY DESCRIPTION |                                              |
|----------------------|----------------------------------------------|
| ADDRESS:             | Missouri Ave & US-301 S, Riverview, FL 33578 |
| LOT SIZE:            | +/-1.36-AC (1 Parcel)                        |
| PARCEL NUMBER:       | U2930202TQ000001000010                       |



\*Specific zoning designation should be verified with Hillsborough County Planning Department. Contact listing agent for current zoning documentation and permitted use details.

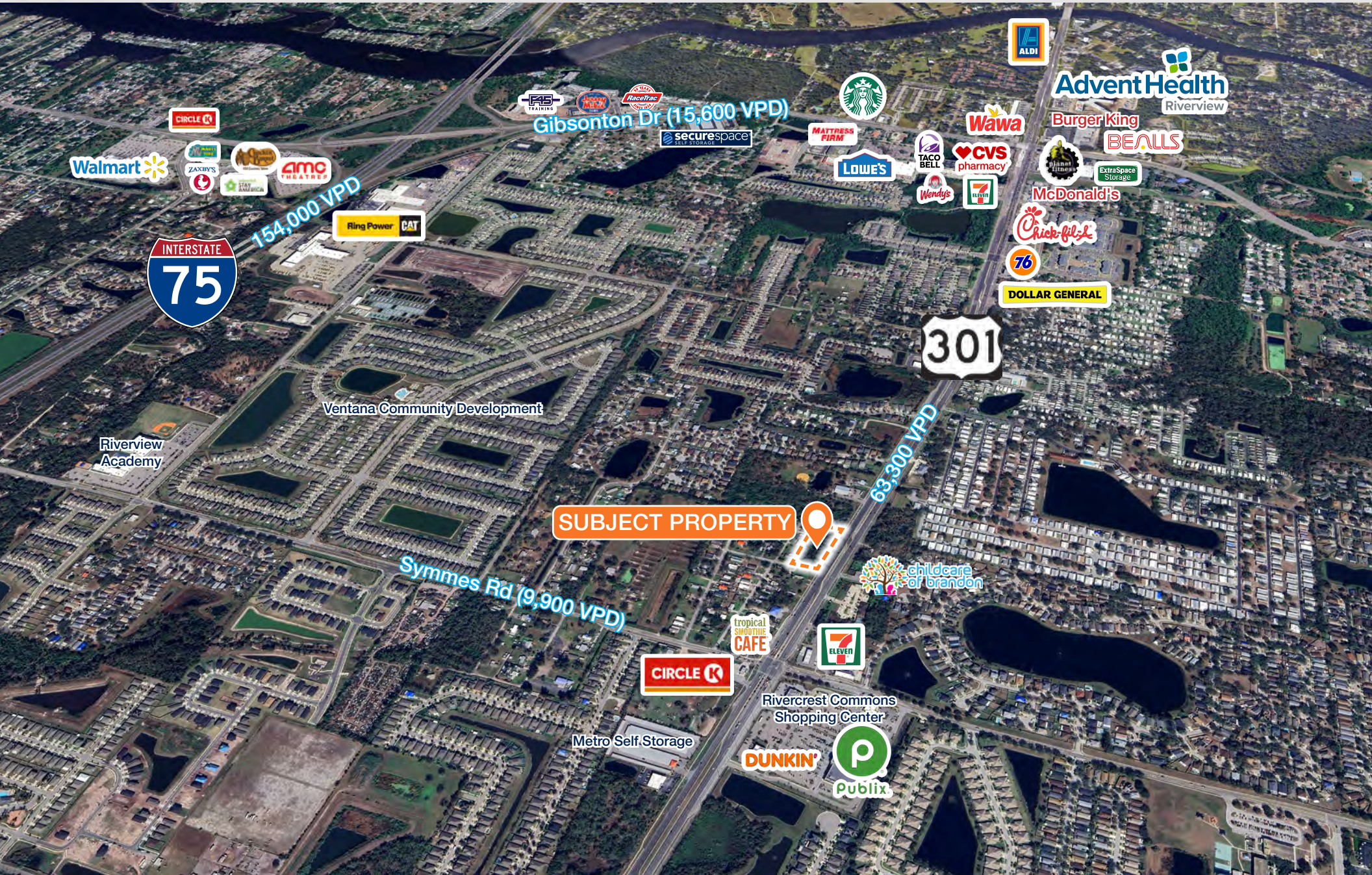
| ZONING DESCRIPTION*            |                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ZONING CODE                    | CN                                                                                                                                                                                                                                                                                                                                            |
| ZONING DISTRICT                | COMMERCIAL                                                                                                                                                                                                                                                                                                                                    |
| ZONING DESCRIPTION             | Commercial, Neighborhood District                                                                                                                                                                                                                                                                                                             |
| ZONING DENSITY/FAR             | 0.2                                                                                                                                                                                                                                                                                                                                           |
| ZONING SUMMARY                 | For limited retail uses and personal services in freestanding buildings or small shopping centers to serve residential neighborhoods. This district shall be applied at appropriate locations to supply the daily retail and service needs of such neighborhoods where it will not adversely impact the facilities and services of the County |
| PERMITTED USES                 | Including but not limited to: Bank, Laundromat, Retail, Grocery, Restaurant, Office, Medical Office, Public Service, Shopping Centers                                                                                                                                                                                                         |
| MAX SITE COVERAGE              | Building Coverage: 20 percent; Impervious Surface: 60 percent                                                                                                                                                                                                                                                                                 |
| MIN LOT AREA                   | 7,000 Square Feet                                                                                                                                                                                                                                                                                                                             |
| MAX BUILDING HEIGHT            | 35 Feet                                                                                                                                                                                                                                                                                                                                       |
| FRONT SETBACK DISTANCE         | 30 Feet                                                                                                                                                                                                                                                                                                                                       |
| SIDE AND REAR SETBACK DISTANCE | For non-residential districts abutting residential districts, buffers shall be increased over the required buffer area 1 ft for every 10 ft of building length over 100 ft which is adjacent to those buffers.                                                                                                                                |



# COMMERCIAL LAND

US-301, RIVERVIEW, FL 33578

AERIAL





# COMMERCIAL LAND

US-301, RIVERVIEW, FL 33578

## MARKET OVERVIEW

### TAMPA-ST. PETE METRO OVERVIEW

Tampa Bay refers both to a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro contains over 3.2 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Tampa, the county seat of Hillsborough County, is the most populous city, with nearly 406,000 people, and is situated northeast of the bay. St. Petersburg follows, with over 255,000 residents, and it is located on the peninsula near the mouth of the bay. Robust job growth during 2021 and 2022 attracted new people to the metro, many of whom moved into higher-density redevelopment projects near city cores or larger master-planned communities in the suburbs.



### METRO HIGHLIGHTS



#### FAVORABLE BUSINESS CLIMATE

A relatively low cost-of-living and economic development support a growing business landscape in the Tampa Bay-St. Petersburg metro.



#### PORT ACTIVITY

One of the Southeast's largest seaports, the Port of Tampa services passenger cruise ships and commercial freighters. The Port of St. Petersburg, the only superyacht marina on Florida's Gulf Coast, is also in the metro.



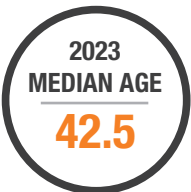
#### DIVERSE ECONOMY

High-tech industries as well as the tourism, military, finance and seaborne commerce segments drive the region's economy.

### ECONOMY HIGHLIGHTS

- Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.
- Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Tech Data, Mosaic, Raymond James Financial and Jabil.
- Tourism also plays a significant role in the local economy, with visitors drawn to Busch Gardens, the Salvador Dalí Museum and the region's many beaches.

### DEMOGRAPHIC HIGHLIGHTS



# COMMERCIAL LAND

US-301, RIVERVIEW, FL 33578

## DEMOGRAPHIC REPORT

| POPULATION                | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------------|-----------|-----------|-----------|
| 2029 Projection           | 13,343    | 83,152    | 201,182   |
| 2024 Estimate             | 12,315    | 78,575    | 188,049   |
| 2020 Census               | 11,452    | 75,647    | 176,869   |
| 2010 Census               | 6,293     | 51,061    | 120,025   |
| Daytime Population        | 6,947     | 48,321    | 119,009   |
| HOUSEHOLD INCOME          | 1 Mile    | 3 Miles   | 5 Miles   |
| Average                   | \$102,200 | \$111,075 | \$111,713 |
| Median                    | \$87,806  | \$93,724  | \$94,314  |
| Per Capita                | \$37,553  | \$39,658  | \$40,269  |
| HOUSEHOLDS                | 1 Mile    | 3 Miles   | 5 Miles   |
| 2029 Projection           | 5,114     | 29,889    | 73,539    |
| 2024 Estimate             | 4,723     | 28,208    | 68,712    |
| 2020 Census               | 4,187     | 25,906    | 62,108    |
| 2010 Census               | 2,383     | 17,668    | 42,511    |
| HOUSING                   | 1 Mile    | 3 Miles   | 5 Miles   |
| Median Home Value         | \$288,116 | \$308,700 | \$320,846 |
| EMPLOYMENT                | 1 Mile    | 3 Miles   | 5 Miles   |
| 2024 Unemployment         | 2.27%     | 1.84%     | 1.97%     |
| Avg. Time Traveled        | 37        | 38        | 37        |
| POPULATION PROFILE        | 1 Mile    | 3 Miles   | 5 Miles   |
| High School Graduate (12) | 27.37%    | 27.93%    | 25.48%    |
| Some College (13-15)      | 21.07%    | 20.52%    | 20.36%    |
| Associate Degree Only     | 11.70%    | 11.75%    | 11.63%    |
| Bachelor's Degree Only    | 21.97%    | 20.25%    | 22.22%    |
| Graduate Degree           | 10.99%    | 11.62%    | 11.78%    |

| MAJOR EMPLOYERS                                           | EMPLOYEES |
|-----------------------------------------------------------|-----------|
| 1 Plants of Ruskin LLC                                    | 1,000     |
| 2 Mosaic Fertilizer LLC                                   | 700       |
| 3 Tampa Armature Works Inc                                | 575       |
| 4 Florida Health Sciences Center                          | 363       |
| 5 Riverview Academy Math Science                          | 279       |
| 6 Siemens Energy Inc                                      | 171       |
| 7 Publix Super Markets Inc-Publix 00712                   | 167       |
| 8 Sunrise Community Inc                                   | 157       |
| 9 Creekside Charter Academy                               | 142       |
| 10 Home Depot USA Inc-Home Depot The                      | 128       |
| 11 Electro Design Engineering Inc                         | 128       |
| 12 Coastal Mechanical Svcs LLC-Coastal Mechanical Service | 122       |
| 13 Leola Construction LLC                                 | 120       |
| 14 Coventina - Pttg Jv LLC                                | 120       |
| 15 Ring Power Corporation-Ring Lift Division              | 112       |
| 16 Mosaic Crop Nutrition LLC                              | 107       |
| 17 Cracker Barrel Old Country Store                       | 102       |
| 18 Publix Super Markets Inc                               | 100       |
| 19 Badger Cnstr & Assoc Inc-Badger Building Contractor    | 100       |
| 20 Publix Super Markets Inc                               | 100       |
| 21 Publix Super Markets Inc                               | 100       |
| 22 Publix Super Markets Inc-Publix Super Markets 1711     | 100       |
| 23 Publix Super Markets Inc-Publix 01032                  | 99        |
| 24 Lowes Home Centers LLC-Lowes                           | 94        |
| 25 Rev 1 Power Services Inc                               | 91        |



# COMMERCIAL LAND

US-301, RIVERVIEW, FL 33578

PRESENTED BY:

## BOBBY GROSS

Director Investments  
Tampa Office

**Direct:** (813) 387-4776

Bobby.Gross@marcusmillichap.com

License: FL SL3392746

## DARPAN PATEL

Senior Vice President, Investments  
Tampa Office

**Direct:** (513) 878-7723

Darpan.Patel@marcusmillichap.com

License: OH SAL 2012000748

## DAN YOZWIAK

Senior Vice President, Investments  
Columbus Office

**Direct:** (614) 403-1094

Dan.Yozwiak@marcusmillichap.com

License: OH SAL 2008003600

**Marcus & Millichap**  
**PATEL YOZWIAK GROUP**

## RYAN NEE

Florida Broker of Record  
5900 N Andrews Ave., Ste. 100  
Fort Lauderdale, FL 33309  
**P:** (954) 245-3400  
**Lic #:** BK3154667